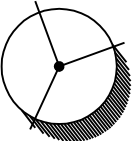



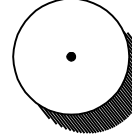
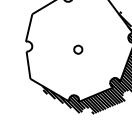











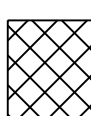












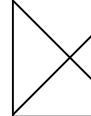




COUNTY OF SAN DIEGO
MAJOR USE PERMIT PLOT PLAN (P__-__)
MONTECITO RANCH WASTEWATER RECLAMATION FACILITY

PLANT LEGEND


MONTECITO RANCH ROAD STREETSCAPE			
STREET TREE			
BOTANICAL NAME	COMMON NAME	SIZE	NOTES
 QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	PLANT 2'-6" FROM EDGE OF SIDE WALK AT 25' O.C.
 TRISTANIA CONFERTA	BRISBANE BOX	24" BOX	PLANT 2'-6" FROM EDGE OF SIDE WALK AT 25' O.C.
SHRUBS			
BOTANICAL NAME	COMMON NAME	SIZE	NOTES
 RHAPHIOLEPIS INDICA 'BALLERINA'	INDIAN HAWTHORN	5 GALLON	MAINTAIN AT 30" HIGH HEDGE PLANT 36" O.C.

INTERIOR AND ENTRY PLANTING			
TREES			
BOTANICAL NAME	COMMON NAME	SIZE	NOTES
 KOELREUTERIA BIPINATA	CHINESE FLAME TREE	24" BOX	
 CUPANIOPSIS ANACARDIOIDES	CARROT WOOD TREE	24" BOX	
 LAGERSTROEMIA INDICA 'NATCHEZ'	CRAPE MYRTLE	24" BOX	
LARGE SHRUBS			
BOTANICAL NAME	COMMON NAME	SIZE	NOTES
 PITTOSPORUM TOBIRA 'VARIEGATA'	VARIEGATED PITTOSPORUM	5 GALLON	
 FEUOA SELLOWANA	PINEAPPLE GUAVA	5 GALLON	
 ARBUTUS UNEDO 'COMPACTA'	DWARF STRAWBERRY TREE	5 GALLON	
 HETEROMELES ARBUTIFOLIA	TOYON	5 GALLON	
MEDIUM SHRUBS			
BOTANICAL NAME	COMMON NAME	SIZE	NOTES
 RHAPHIOLEPIS INDICA 'CLARA'	INDIAN HAWTHORN	5 GALLON	
 LIGUSTRUM JAPONICUM 'TEXANUM'	TEXAS PRIVET	5 GALLON	
SMALL SHRUBS			
BOTANICAL NAME	COMMON NAME	SIZE	NOTES
 RHAPHIOLEPIS INDICA 'BALLERINA'	INDIAN HAWTHORN	1 GALLON	
 NERIUM OLEANDER 'PETITE PINK'	DWARF OLEANDER	1 GALLON	

ACCENT SHRUB			
BOTANICAL NAME	COMMON NAME	SIZE	NOTES
 PHORMIUM SPP.	NEW ZEALAND FLAX	5 GALLON	
PERENNIALS			
BOTANICAL NAME	COMMON NAME	SIZE	NOTES
 AGAPANTHUS 'QUEEN ANNE'	LILY-OF-THE-NILE	1 GALLON	
 HEMEROCALLIS HYBRIDS	DAY LILY	1 GALLON	
GROUNDCOVERS			
BOTANICAL NAME	COMMON NAME	SIZE	NOTES
 GAZANIA 'MITSUWA YELLOW'	GAZANIA	FLATS	PLANT AT 12" O.C.
 MYOPORUM PARVIFOLIUM 'PINK'	PINK MYOPORUM	FLATS	PLANT 12" O.C.
 LONICERA JAPONICA 'HALLIANA'	HONEYSUCKLE	1 GALLON	PLANT 24" O.C.

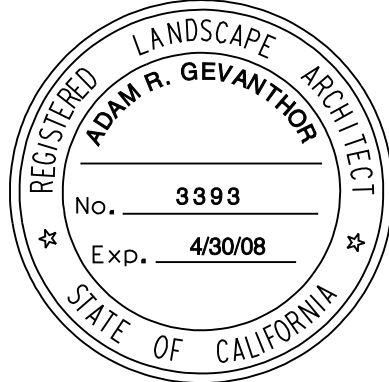
SLOPE PLANTING			
TREES			
BOTANICAL NAME	COMMON NAME	SIZE	NOTES
 POPULUS FREMONTII	WESTERN COTTONWOOD	5 GALLON	PLANT AT RATE OF: 1 PER 200 SQ. FT.
 PLATANUS MEXICANA 'ALAMO'	MEXICAN SYCAMORE	5 GALLON	PLANT AT RATE OF: 1 PER 200 SQ. FT.
SHRUBS			
BOTANICAL NAME	COMMON NAME	SIZE	NOTES
 CISTUS 'SUNSET'	ROCKROSE	5 GALLON	PLANT AT RATE OF: 1 PER 200 SQ. FT.
 CEANOTHUS HORIZONTALIS 'YANKEE POINT'	WILD LILAC	5 GALLON	PLANT AT RATE OF: 1 PER 200 SQ. FT.
SHRUBS AND IRRIGATED HYDROSEED MIX			
BOTANICAL NAME	COMMON NAME	SIZE	NOTES
 BACCHARIS PILULARIS 'TWIN PEAKS'	DWARF COYOTE BUSH	1 GALLON	PLANT AT 10' O.C.
 ESCHSCHOLIZIA CALIFORNICA	CALIFORNIA POPPY	HYDROSEED	2 LBS. PER ACRE.
 PLANTAGO INSULARIS	INDIAN WHEAT GRASS	HYDROSEED	60 LBS. PER ACRE.
 VERBENA TENUISECTA	MOSS VERBENA	HYDROSEED	3 LBS. PER ACRE.
BOTTOM OF DETENTION BASIN PLANTING			
BOTANICAL NAME	COMMON NAME	SIZE	NOTES
 MUHLENBERGIA RUGENS	DEER GRASS	HYDROSEED	2 LBS. PER ACRE.
 LEYMUS TRITICOIDES	BEARDEE WILDRYE	HYDROSEED	10 LBS. PER ACRE.
 FESTUCA RUBRA 'MOLATE'	RED FOUNTAIN GRASS	HYDROSEED	8 LBS. PER ACRE.
 DESCHAMPSIA ELONGATA	SLENDER HAIRGRASS	HYDROSEED	5 LBS. PER ACRE.
 VULPIA MICROSTACHYS	SMALL FESCUE	HYDROSEED	5 LBS. PER ACRE.

- DESIGN STATEMENT / OBJECTIVES**
- Planting will be designed to obscure undesirable views (automobile, storage, utility areas, etc.) and add character and interest to the site. Where planting area exceeds eight feet in width, mounding shall be used. Planting shall blend with designs proposed for adjacent property.
 - Architectural elements of the site will be related and enhanced with plantings of similar design character.
 - All plant material selected for use will be of a type known to be successful in the area or in similar climatic and soil conditions.
 - Color from plant foliage, bark or flowers will be utilized to create a friendly, warm and visually exciting landscape environment. Thematic color schemes will be utilized in developing project identity. See final planting plans for installation layout, details and specifications.
 - All outdoor storage, loading, refuse and utility areas will be visually screened on all sides (except at access points). Planting will be used to soften hard materials where such are used for screening.
 - Vehicular entrances will be identified and accented with special groupings or trees, shrubs and/or ground covers, however, these areas shall not detract from the building as the focus of the site.
 - Slope plantings are intended to take place during the appropriate seasons of late fall or winter (November through February) for optimum results.
 - Landscape finish grading objectives will include positive surface drainage of planted areas throughout the site - a minimum of two percent (2%) away from building in planting areas. See civil engineering plans for final grading.
 - Irrigation systems will be permanent below ground automated systems adequate for the establishment and maintenance of all plant material. These systems will be installed as soon as practical after grading and prior to plant material installation. Areas adjacent to structures, roadways, entries and activity areas will be irrigated with permanent below grade automated systems.
 - Irrigation systems shall utilize low precipitation fixed and pop-up steam rotor, shrub spray and bubbler heads for transitional landscape areas, adjacent open space, parkways, parking area landscaping, building perimeter landscape planting and all lawn areas. Pop-up spray heads shall be used adjacent to walks, drives and activity areas.
 - All soils will be fertilized, amended, and tilled to conform to recommendations made by a soil testing laboratory and/or landscape architect in order to promote healthy and vigorous plant growth.
 - All planting areas will be privately maintained in a weed and debris free condition.

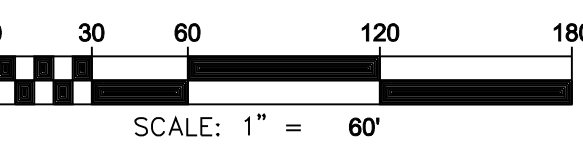


Del Mar
619.793.5450

Development Design Services &
GraphicAccess, Inc.



REGISTERED LANDSCAPE ARCHITECT
ADAM R. GEVANTHOF
No. 3393
Exp. 4/30/08
STATE OF CALIFORNIA



0 30 60 120 180
SCALE: 1" = 60'

NOTE:
EROSION CONTROL PLANTING AND IRRIGATION SHALL
COMPLY WITH THE COUNTY OF SAN DIEGO REQTS. FOR
EROSION CONTROL.